

ATTACHMENT 6

Bhakta, Minal

From: Bill

Sent: Monday, July 07, 2008 9:39 PM

To: Bhakta, Minal

Subject: West Oak Hill rezoning, C14-2008-0125 West Oak Hill Neighborhood Planning Area

Dear Ms. Bhakta:

My wife, Clarice, and I are in favor of the changes that the City of Austin is proposing for the Oak Hill area. We own several acres located at 8036 Hwy 290 West. We feel that the proposed changes, and the plans for a city center in Oak Hill will bode very well for the community, and provide services and recreation that is not available in the area at this time.

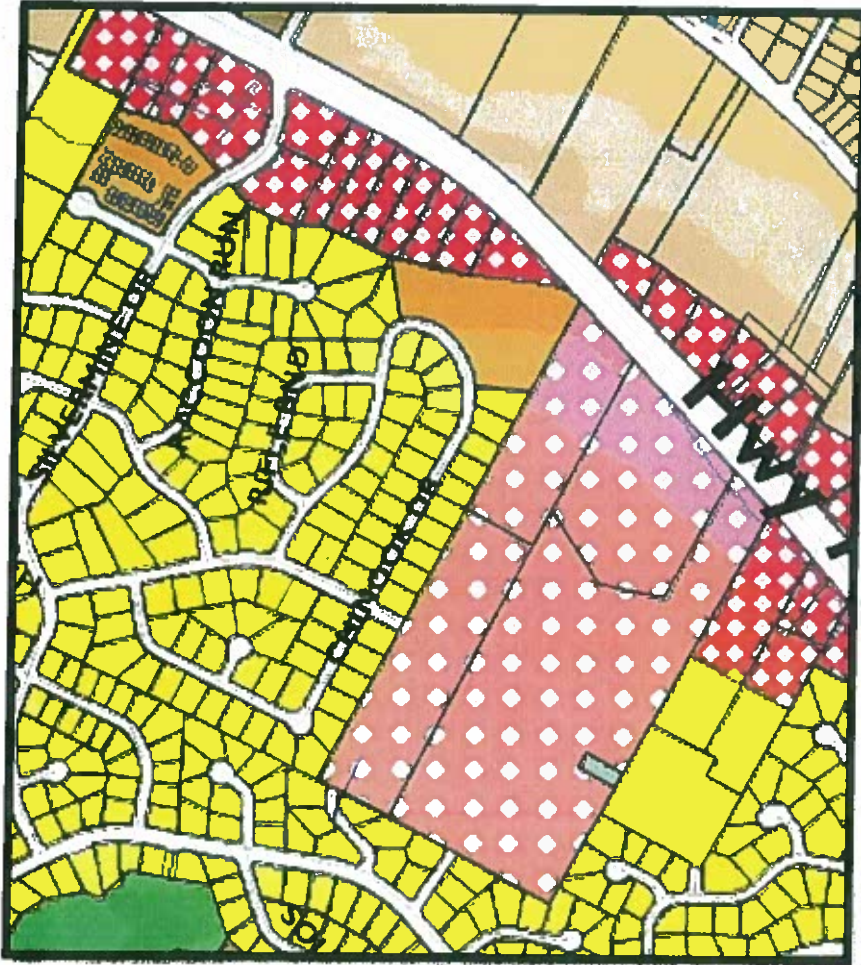
Sincerely,

William E. & Clarice B. Fowler

7/8/2008

Dear Members of the Austin Planning Commission,

As owners and residents of Chinook Drive we are directly affected by the proposed change on the Oak Hill FLUM changing the ^{future} zoning of the currently vacant acreage from Single Family Small Lot and Single Family Large Lot to Mixed Use/Office. This acreage abuts the houses on the East side of Chinook Drive. This proposed zoning change also covers the acreage that is next to that lot; although that land, while undeveloped, is currently zoned for SF-6 and Neighborhood office.



7 AH


Our neighborhood (Valley View Acres Revised) is composed entirely of Single Family Large Lot houses and has been completely built-up in since 1985 and retains a very rural residential feel. Our neighborhood has a limited amount of streetlights, no curbs, no sidewalks and no through traffic, and we all like it that way – that's why everyone bought these houses. To allow the possible placement of an office complex with buildings up to 60 feet tall directly next to our houses would be a travesty and would completely ruin the oasis that all of us in this neighborhood feel that we live in.


Additionally, this series of lots has two access points; one of which is at the end of Little Deer Crossing. Little Deer Crossing is a residential side street with few street lights and no curbs. This street is in no way capable of accommodating any kind of additional traffic other than from a single street of single family homes (SF1 or SF2). From the proposed Street Extension

Recommendations map these projects have 'new' streets assigned to them, ST6 & ST7, and would not connect into our neighborhood based on the proposals which are always subject to change.


We are opposed to any zoning other than single family residential (SF1 or SF2) for these lots. The increase in traffic from any denser zoning would be detrimental to the existing streets and the neighborhood as a whole.

Thank you for considering our opinions as stakeholders in this issue.


Natalie Uzoff
7004 Chinook Drive
Austin, TX 78736



JAMES LOVEACE
7005 CHINOOK DRIVE
AUSTIN TX, 78736


Cecilia Pastini
7011 CHINOOK DR
Austin, TX 78736
CPastini



7007 Chinook
Austin TX 78736

Christi Tucker-Martin
Concl. Mart
1106 Harvest Tr
Austin TX 78736

Beki Halpin
7101 Stone Lodge Circle
Austin TX 78786


Joe Galletti
7002 Chinook Drive
Austin, TX 78736


Dawn Forman
7009 Chinook Dr.
Austin, TX. 78736


7008 CHINOOK DR
Austin, TX 78736

Benson Crowell
MARY CARDWELL
6944 CHINOOK DR.
AUSTIN TX 78736

Meredith, Maureen

From: [REDACTED]
Sent: Tuesday, July 22, 2008 5:18 PM
To: Meredith, Maureen
Subject: Waters' tract

Hello Maureen,

The Estates of Shadowridge requests an appeal of the Planning Commission's decision regarding the Waters' tract. Our neighborhood is adjacent to the Waters' tract. Our concerns are regarding traffic, adjacent zoning, and water quality. We hope that we have a chance to work with the property owner to address these issues prior to the August City Council hearing.

The City of Austin Planning Staff recommends SF1 zoning for this lot, which is the zoning the other newly zoned lots in Loma Vista received. Loma Vista is zoned SF1-RR and the Estates of Shadowridge is zoned SF2, but built to SF1 density. Perhaps Waters' tract could be zoned SF1 with a provision for clustered housing.

If SF6 zoning with conditional overlay of single-family housing (maximum 30 units) is approved by the City Council, several issues need clarification. The conditional overlay calls for a 40 foot set back. What is included the set back? Will the potential subdivision have the setback as vegetation and/or water quality only? We request that the 40-foot setback be zoned for no structures such as dumpsters, driveways, or roads. We request that the setback be limited to vegetation and/or water quality features.

The Waters' have a narrow portion of their property that is called a flag lot. It is adjacent to three Estates of Shadowridge lots and several Loma Vista lots. The flag lot leads to an easement that crosses a different single-family residence in the Estates of Shadowridge. The Waters' flag lot is partially paved and used as a path to access the easement. The easement is only available to the Waters' and the Donnelly-Hooks' lots. Each property has a coded gate at its end to limit traffic to invited guests and residents only. In addition, Hot Springs/Rotan Dr is a narrow, winding, suburban loop that is not built for collection of traffic. The city of Austin has stated that they route traffic off easements wherever possible during subdivision platting, so this maybe an easy issue to clarify.

If the flag lot were used for access to the Waters' proposed subdivision, it would cause the existing, adjacent homeowners to have streets on the front and back of their property. It is also our understanding that roads are not platted between existing homes; so this may also be an easy issue to resolve.

All three subdivisions possibilities presented at the Planning Commission showed this flag lot as undeveloped. We request a conditional overlay stating that this narrow strip of land remain undeveloped and that it cannot be used for access any subdivision that is built on this tract.

Watershed quality and potential run off are an additional concern. The Waters' property is sloped; the residents at the eastern portion of our neighborhood are at a lower elevation and are concerned about potential runoff. Some of the land is in the 100-year flood plain and the recharge zone. Runoff is also a concern if the flag lot was completely paved and used as a road. We would like to know what watershed protections are in place for any subdivision that is built on the Waters' tract.

Our neighborhood started to be developed in 1996; one year after the Waters purchased their home. Thus, this zoning is not dealing with a long-term landowner versus new owners. We are all in similar

7/23/2008

situation.

Thank you for your time.

Best regards,
Danielle Lepper on behalf of the Estates of Shadowridge

7/23/2008

SENT TO NR20 Staff
from Sandra Baldrige
on April 23, 2008

Oak Hill Business and Professional Association

Resolution In Opposition to Future Land Use Map

Of the Oak Hill Neighborhood Plan, 2008

WHEREAS, The Oak Hill Business and Professional Association believes that neighborhood and regional planning are desirable

WHEREAS, residents and business owners in Oak Hill have been deprived of infrastructure improvements for the past twenty years

WHEREAS, attempts to control growth in Oak Hill have proven less effective than projected

WHEREAS, attempts to control growth in Oak Hill have resulted in sprawl to areas beyond Oak Hill

WHEREAS, the City of Austin is attempting to limit vehicle miles traveled, while forcing businesses and residents of Oak Hill to travel across the city for the goods and services they cannot attract to their immediate area

WHEREAS, the Neighborhood Planning exercise requested more parks and active recreational facilities, which are not specifically identified on the map

WHEREAS, the Future Land Use Map, as drawn by City staff, grants potential up zoning to some properties and imputes potential down zoning to some newly developed and/or existing businesses

WHEREAS, staff has repeatedly commented that there will be no zoning changes, except for those parcels which were annexed with interim zoning

WHEREAS, new zoning categories of Neighborhood Commercial and Neighborhood Mixed Use did not exist when discussion of the Map were held

WHEREAS, the list of permitted and prohibited "uses" under Neighborhood Mixed Use remove some of the desired commercial services and active recreation businesses desired by the community

WHEREAS, many of the existing and recently established businesses in Oak Hill will be changed to Neighborhood Mixed Use and their buildings already exceed the 5,000 sq. ft. capacity of NMU

AND WHEREAS, to have obtained zoning approval within the last three to five years and now find that zoning changed by this land use map and will impact future expansions of their businesses

- **BE IT RESOLVED** that OHBPA hereby requests the City of Austin, refrain from approving the Proposed Future Land Use Map, until such time as changes can be made that will not impose unintended down zoning, nor grant up-zoning to specific tracts from what they are today.

Respectfully submitted,

Oak Hill Business and Professional Association, Inc

Sandra Baldrige, President



March 26, 2008

Meredith, Maureen

From: [REDACTED]
Sent: Tuesday, July 29, 2008 12:50 AM
To: Meredith, Maureen
Subject: contested FLUM tracts

Hi Maureen,

Can an individual (or individuals) contest tracts for the city council motion sheet? I participated in some of the "taskforce" meetings on proposed FLUM changes.

However, I have also heard from some in my neighborhood (and other neighborhoods) that want to see less density represented on the FLUM. The neighborhood plan text does express a desire for a rural feel and less density away from certain nodes. I apologize if this is late, but since the planning commission meeting, I have heard from several people concerned with the FLUM with fears that it will overdevelop Oak Hill (I know these people should have been paying more attention before now).

I was wondering if changes can be proposed that would keep more of Oak Hill rural-feeling or at least less dense. I think you guys did a good job out off Thomas Springs Rd and that area on the south side of SH 71 in preserving the more rural land uses.

I would propose the following areas off Old Bee Caves Rd be kept rural residential land uses:

The area east of Mountain Shadows currently zoned RR The area on the south side of Old Bee Caves currently zoned RR south of Homestead and Landscape.

The land zoned rural residential on the west side of Wier Hills north of Kidneywood.

The parcels zoned RR at the northwest corner of Travis Cook and Travis Hills.

I feel the mixed residential and neighborhood mixed use areas along Old Bee Caves and Travis Cook need to be broken up so we don't get monolithic multifamily (or other more intense) development along these narrow streets that are already suffering from overuse. The land listed above is not really in nodes identified for development by the community and is not easily accessible (except the one on Travis Cook, which abuts the open space on the big apartment property). I have heard from the community that they want less intense areas between areas of development.

Two areass near my neighborhood (Windmill Run) are also of concern:

The tract on the south side of Husdon Loop that was changed to Mixed Use/Commercial at the Planning Commission (this was after I had left). I support staff's original designation of LO for zoning and would recommend office mixed use as the land use due to adjacent office zoning and office mixed use on the north side of Hudson Loop. Office use could benefit Seton Hospital across the highway.

The area along the north side of US 290 between Boling and Hudson Loop that is currently rural residences should stay with RR land use instead of neighborhood mixed use. The terrain on that side of US 290 there is not particularly suitable to commercial uses, and I think it would be another good "rural" area to keep amidst the ongoing development.

I have also heard concern about too much mixed use (which can have quite intense uses) on the FLUM, although I can see the rationale for most of it.

The one area I would disagree with the mixed use would be the area on the south side of SW Pkwy from Vega to Mission Oaks. It is currently developing as large offices, so I would suggest Office use (except Civic for St. Andrews School). Those properties don't really have good access other than SW Pkwy, so more intense development could lead to worsening traffic on a roadway that sees its fair share of traffic. Office uses generally should generate fewer trips than the possible commercial development that could occur under mixed use.

I support the proposals from the taskforce, but after hearing from neighborhood residents, I feel there need to also be some proposals for areas that should be less dense as represented in the plan. (Do I need to provide parcel numbers for those areas mentioned above?)

Thanks.

From: Anguiano, Dora

Sent: Tuesday, July 29, 2008 1:06 PM

To: Chris Ewen; Clint Small; Dave Sullivan; Jay Reddy; Mandy Dealey; Paula Hui; Perla Cavazos; Sandra Kirk; Tracy Atkins

Cc: Bhakta, Minal; Meredith, Maureen; Rhoades, Wendy; Montes, Gregory

Subject: FW:

From: [REDACTED]

Sent: Tuesday, July 29, 2008 12:30 PM

To: Anguiano, Dora

Subject:

To Dora Anguiano,

I am sending you this email to voice my concerns about the issues in the Westcreek subdivision. My family and I have lived here approximately four years and have enjoyed every moment of it. My wife and I have 2 children ages 6 and 2. We enjoy riding our bikes and walking through the neighborhood. We have noticed the kindness, friendliness, and generosity of other neighbors. It is a quiet and clean neighborhood and great for raising a family. Everyone enjoys improving and working on their houses and lawns. Which in the long run, will improve the value of the neighborhood and the beauty. Westcreek is an older neighborhood and it has been able to maintain its integrity as a great place to live. Changing 6110 Hill Forest into a high density single family residence, extending Brush Country to Monterrey Oaks, and adding commercial properties on Old Fredericksburg Road would be a devastation to the ambience and character of our HOME(neighborhood). If anyone on the planning commission hasn't driven in our neighborhood, please do. You will see a clean, beautiful, and lovely place where we call home. We have a distinct neighborhood and we would like to preserve it. These issues would add more traffic, litter, and a possible increase in crime due to easy access to the neighborhood and rezoning to a high density family resident. Not only that, it could and would decrease the value of our homes. I don't know what neighborhood the Planning Commission Board lives but, I can guarantee if these issues were in theirs, they wouldn't want it. Austin talks about preservation, i.e. the greenbelt, and conservation. This would destroy an area where nature is already established and would be destructive to the wildlife that lives there. Furthermore, it would pollute our aquifers and creek. Please do what it is right to help keep our neighborhood pristine.

Respectively,

Lt. JD Patton

Oak Hill FD and resident of Westcreek

P.S. please forward to Planning Commissioners

Meredith, Maureen

From: [REDACTED]
Sent: Tuesday, July 29, 2008 12:47 PM
To: Meredith, Maureen
Cc: Bhakta, Minal; Montes, Gregory; Beki Halpin; Tom Thayer; Sandra Baldrige; Dwain Rogers; David Richardson
Subject: Re: Oak Hill Neighborhood Plan

I understand that today is that last day for contesting details of the OHNP and FLUM. Reading the updated plan today in the light of proposed development, I urge a revision of the Goal stated in 9.D.1 f Incorporate vegetative buffers for all new residential neighborhoods by adding "and preserve buffers for existing neighborhoods."

This is because of our concern that development will eliminate all of the present natural buffers that protect existing neighborhoods.

Carol Cespedes
South Windmill Run Neighborhood Association

"Meredith, Maureen" <Maureen.Meredith@ci.austin.tx.us> wrote:

Dear Oak Hill Planning Contact Team Members:

The Oak Hill website is now updated with the Planning Commission results.

Please go to: http://www.ci.austin.tx.us/zoning/oak_hill.htm. You may need to refresh your browser if you do not see the updated documents.

If you have any questions, please don't hesitate to call me.

Maureen

Maureen Meredith, Principal Planner
City of Austin, Neighborhood Planning and Zoning
505 Barton Springs Road, 5th Floor
Austin, TX 78704
Phone: (512) 974-2695/FAX: (512) 974-7757
maureen.meredith@ci.austin.tx.us
www.ci.austin.tx.us/planning

Meredith, Maureen

From: [REDACTED]
Sent: Tuesday, July 29, 2008 8:59 AM
To: Meredith, Maureen
Subject: Oak Hill FLUM

Maureen-

I would like to second all the properties that Tom Thayer is contesting or has proposed for land use designation changes. I believe these are summarized below:

the mixed use along SW Pkwy that should be office.

the mixed use just put in on Hudson Loop (should also be office)

some of the neighborhood mixed use on the north side of US 290 (RR)

keep some of the mixed residential along Old Bee Caves Rd rural residential

some of the neighborhood mixed use along Travis Cook should stay rural residential (or single family)

Thanks-

Beki Halpin

PS- And thanks for your help getting me in to look at the documents when you were off Friday

The Famous, the Infamous, the Lane - in your browser. [Get the TMZ Toolbar Now!](#)

7/29/2008

4702 Summerset Trail
Austin, TX 78749-1668
July 8, 2008

Planning Commission
City of Austin
P. O. Box 1088
Austin, TX 78767

RECEIVED

JUL 08 2008

Neighborhood Planning & Zoning

Dear Members of the Planning Commission:

On behalf of my wife and me, I am contacting you to OPPOSE adoption of the Future Land Use Map (FLUM) for the Oak Hill Combined Neighborhood Plan (NP-2008-0025), Item 1 on tonight's agenda, until revisions and clarifications are made in the map. Specifically, our concerns are these:

- We oppose rezoning from Single Family to Single Family High Density for the tract at 6110 Hill Forestⁱ and the tract at 6102 Hill Forest (which now contains 14 apartments)ⁱⁱ;
- We OPPOSE the FLUM showing Brush Country Road extending from Summerset Trail to Monterey Oaks.ⁱⁱⁱ

I have been a longtime officer in the Westcreek Neighborhood Association and from the very start participated in the creation of the Oak Hill Combined Neighborhood Plan. I served as temporary chair of what became known as the Contact Team until I retired from that position last fall to devote more time to my personal retirement.

We live at 4702 Summerset Trail, an area of the street not impacted by the school rush hour problems.

Sincerely,

Bob Shrader

ⁱ Construction there under the proposed zoning would aggravate an already dangerous situation at morning rush hour during the school year. Patton Elementary School on Westcreek Drive is located one-half block from 6110 Hill Forest. Many people take a Brush Country Road – Summerset Trail – Hill Forest – Westcreek Drive route to get their kids to school. People living on the Summerset part of the route often have difficulty getting out of their driveways because of back-up vehicle traffic. There are two school crossings on that route.

Single Family High Density would be incompatible with the neighborhood. There are SF-2 homes on the west side and south side of that property, duplexes on the other sides.

For the record, you should know that both the owner of the property at 6110 Hill Forest, Frank Bomar, and his agent, Mickey Bentley, are voting members of the Oak Hill Neighborhood Plan Contract Team.

RECEIVED

JUL 08 2008

Neighborhood Planning & Zoning

ⁱⁱ Any rezoning for 6102 Hill Forest should reflect only the current use of the property and should allow no additional homes above the current 14 units.

ⁱⁱⁱ Brush County road currently terminates at Summerset Trail, but City of Austin maps continue to show it extending to Monterey Oaks. City officials have often told us the extension will never be built because of the cost. This would be a perfect time to eliminate that extension to avoid confusion for stakeholders studying future land use in this area.

Meredith, Maureen

From: Anguiano, Dora
Sent: Tuesday, July 08, 2008 3:15 PM
To: Chris Ewen; Clint Small; Dave Sullivan; Jay Reddy; Mandy Dealey; Paula Hui; Perla Cavazos; Sandra Kirk; Tracy Atkins
Cc: Haywood, Carol; Meredith, Maureen
Subject: FW: Please forward to Planning Commissioners. Thank You.

From: Bill and Rosa Heim [REDACTED]
Sent: Tuesday, July 08, 2008 3:15 PM
To: Anguiano, Dora
Subject: Please forward to Planning Commissioners. Thank You.

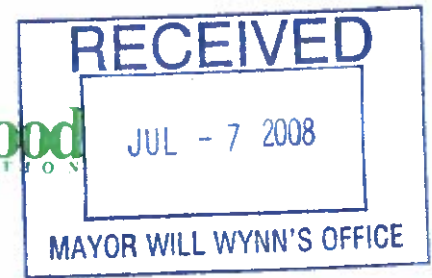
To Whom It May Concern:

We live in Westcreek, which is part of the East Oak Hill Neighborhood Plan. There are several parts of the May 2008 FLUM that create incompatibilities in our neighborhood. The land use changes proposed will overburden certain roads in our neighborhood where there are already problematic traffic patterns. The land use changes proposed will discourage walking to our neighborhood schools. We request that the FLUM as presented in May 2008 not be approved as presented.

Sincerely,
Bill and Rosa Heim
6213 Smith Oak Trail
Austin, TX 78749
wrheim@austin.rr.com

Westcreek Neighborhood Association

P.O. Box 91373
Austin, TX 78709-1373
<http://westcreekna.org/>



July 3, 2008

City of Austin
P. O. Box 1088
Austin, Texas 78767

Dear Mayor, Council Members, Planning Commission and Planning Staff:

Attached is a copy of a resolution by the Executive Committee of the Westcreek Neighborhood Association signed by two officers, a requirement of our bylaws for any communication of policy to the City of Austin and other organizations. The resolution was approved unanimously at our meeting this week. We request that the FLUM as presented in May 2008 not be approved as presented. This FLUM creates significant changes in land use that are incompatible with our neighborhood, including increasing traffic on several already problematic roadways.

We oppose any change of Land Use on a property in the middle of our neighborhood, at 6110 Hill Forest Drive, 78749 (Legal description of property: Lot 22, Blk E, Westcreek Sec 1, Amended), from SF-3—Low Density [Listed in Volume 5188; Page 1118-1127 of the first filing of Westcreek Deed Restrictions] to SF-3—High Density listed on the proposed FLUM. This Westcreek position was not taken without considerable thought. Several years ago, the owners of the above-named property approached the Westcreek Executive Committee with a proposal to increase the zoning to High Density. The vote then was a unanimous “no”. This property is in the middle of a 2-story, low-density, single-family home neighborhood. It is also on the main street to Patton Elementary, and many children walk down this street every day to school. We think this change of Land Use will not only adversely affect the essence of our neighborhood, it will also create a risk for elementary students on their way to school. The additional traffic created by such a high-density development is unacceptable. Representatives of the WNA met with City Manager Toby Futrell and other city administrators in 2005 to air various complaints, including traffic problems on Summerset-Brush Country-Hill Forest. When City Manager Futrell looked at the map and the flow of that traffic by Patton Elementary, she said this street routing should never have been approved.

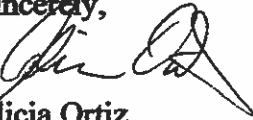
We also oppose the proposed extension of Brush Country to Monterey Oaks. The WNA Executive Committee asked the Westcreek neighborhood to vote on their preference of having this extension completed, and the vote was a resounding “no”.

Lastly, we oppose the proposed Change of Land Use on Old Fredericksburg Road. This strip of property backs up directly to a main portion of our residential neighborhood, and

would create additional congestion on an already congested main artery into our neighborhood.

Westcreek is home to a diverse mix of professional and working class families and individuals, and is one of the greatest places to live in Austin. More than 10 years ago, the membership of our neighborhood association charged the Executive Committee with the task of championing causes related to our neighborhood to preserve the quality of life in our subdivision and to maintain our property values. The proposed FLUM will erode this quality of life by creating uses incompatible with a neighborhood.

Sincerely,



Alicia Ortiz,
Vice President



Chris Schexnayder
Secretary

cc: Sandra Kirk

cc: Maureen Meredith



P.O. Box 91373
Austin, TX 78709-1373
<http://westcreekna.org/>

**Resolution In Opposition to the May 14, 2008 Future Land Use Map
designed by City of Austin staff as of May 7, 2008**

WHEREAS: Westcreek Neighborhood Association (WNA), as part of The Oak Hill Association of Neighborhoods, has been involved with the Neighborhood Planning Process since 2005;

WHEREAS: The May 2008 Future Land Use Map (FLUM) as developed by city staff results in large areas of residential disconnected from goods and services;

WHEREAS: The May 2008 FLUM produces land uses which encourages continuous commercial construction patterns;

WHEREAS: The May 2008 FLUM recommends use levels below the uses that exist today for some commercial properties;

WHEREAS: The May 2008 FLUM recommends land uses that are incompatible and inconsistent with the neighborhood and the schools located within neighborhoods;

BE IT RESOLVED THAT: The Westcreek Neighborhood Association, along with the Oak Hill Association of Neighborhoods, requests Planning Commission and Austin City Council members not approve the May 2008 FLUM as depicted by staff;

AND BE IT FURTHER RESOLVED THAT: Changes to the FLUM be made to encourage less auto dependency by strategically designating uses consistent with retail, restaurant, indoor entertainment and active recreation land uses;

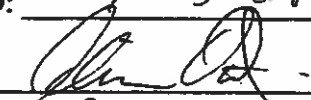
AND BE IT FURTHER RESOLVED THAT: *WNA would support a City Ordinance to allow for the Transfer of Development Rights within the Oak Hill Neighborhood Planning Area to facilitate the goals of protecting existing open space, and provide active recreation facilities;*

AND BE IT FURTHER RESOLVED THAT: *The zoning for the property at 6110 Hill Forest Drive in Westcreek not be allowed to increase in density to greater than SF3-Low Density;*

AND BE IT FURTHER RESOLVED THAT: *The properties along Old Fredericksburg Road remain at LO;*

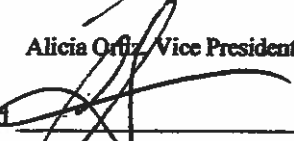
AND BE IT FURTHER RESOLVED THAT: *The extension of Brush Country to Monterey Oaks be removed from the Oak Hill Neighborhood Plan and FLUM.*

ADOPTED: 7-3-08 AD

Signed 

Alicia Ortiz, Vice President

Date 7-3-08

Signed 

Chris Schexnayder, Secretary

Date 7-3-08

July 7, 2008

To the City of Austin Neighborhood Planning and Zoning Department:

We are new residents of the Estates of Loma Vista in the Oak Hill area. We purchased our home at 8209 Twilight Terrace Dr. in August 2007 after extensive research all over southwest Austin. The number one reason we decided to make such a substantial financial investment and move up to Loma Vista was the rural feel of the neighborhood due to the low density of large single-family home tracts.

One month after our purchase, we were distressed by the news that possibly as many as 30 homes might be built in the future on a 10-acre tract ("Waters tract" at 6800 Waters Way) at the end of Twilight Mesa Dr., resulting in a tremendous increase in traffic on Twilight Mesa Dr. That street is already extremely narrow (24 feet) with no side walks or curbs, making such an increase in traffic a hazard to the safety of the residents. As parents of two young children we are especially concerned with the reduced safety of the neighborhood resulting from such a development.

Also critical in our purchase decision last summer was the very private, low-traffic entry road, Twilight Mesa Dr., which provides access to Loma Vista residents of phase 1. For instance, we chose a home in Loma Vista phase 1 (off Twilight Mesa Dr.) instead of phase 2 (off Twilight Shadow) because the latter connects to the Heights of Loma Vista (and eventually Davis Lane) and hence has pass-through traffic to FM 1826. Had we known about the pending development on the Waters tract we probably would have purchased in another neighborhood.

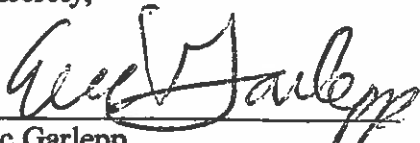
We are very concerned about the zoning proposal of "Tract #12 in West Oak Hill" from "I-RR" to "SF-1-NP". We believe such an action would reduce the rural feel and quality of life for Loma Vista residents like us, as well as reduce the safety. These factors will likely adversely affect property values in the neighborhood as well.

We strongly request that you keep the zoning in Tract #12 consistent with the existing neighborhood, which is 1 house per acre, "SF-1 CO RR". Such zoning would be consistent with the City of Austin's zoning principles.

If you have any questions we would be please to speak with any of you about this matter. Eric's cell phone is 512-785-9689, and our home 512-301-8755 and our home email address is egarlepp@yahoo.com.

Thank you for your serious consideration in this matter.

Sincerely,


Eric Garlepp


Marcella Garlepp

Residents at 8209 Twilight Terrace Dr. (Estates of Loma Vista)

July 8, 2008

The planning commission might heed Loma Vista property owners concerns, regarding the proposed zoning for the surrounding 48 acres; Tract 12. Clearly, we do oppose the proposed zoning for Tract 12 and request zoning equivalent to one house per acre; as consistent with the City's stated zoning principles. It serves no one's interest to continue destroying the trees and existing flora that are home to a varied existing wildlife. If this is not stopped now, then when? If you are not responsible, then who?

The last few years of construction and destruction down 290 W have resulted in a heinous traffic situation. We are left with no choice in the rebuilding of existing roads and all the annoyance surrounding this undertaking. A proposal was agreed upon in the late 1990's to avoid this traffic disarray. Instead, new building/construction surged and we (the surrounding communities) are left to deal with the road expansion/toll-road chaos. There are no options.

Democracy as defined by Webster's: "rule by majority; ...social equality and respect for the individual within a community". Please respect our decision to work toward a "green" community for the city of Austin. If asked, one might be amazed by the numerous ideas our community, any community, may have in spending our tax dollars to make Austin a better city.

Many of the reasons some of us returned to Austin was the city's natural beauty (ex.- Hamilton Pools). The majority of these places have been destroyed with pollution, overcrowding, littering, and expansion for growth. Please allow us time to fix what we can, to clean up what we have. Stop destroying what makes Austin what it is. We have numerous problems in existence: homelessness, poverty, abuse, addiction, recidivism. We will not get another chance to change our focus. The time to act is now. The present moment lasts only 3-12 seconds; the rest is memory. What will you choose to do, at this present moment? Will it make any difference?

Thanks for your time.

Respectfully,
7204 Twilight Mesa Dr. 78737
The Covington's

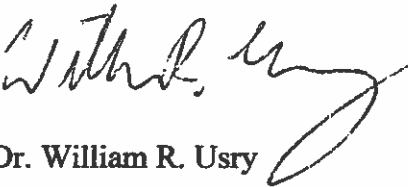
A handwritten signature in black ink, appearing to be a stylized 'C' followed by a series of loops and a long horizontal stroke.

Comments For Planning Commission Public Hearing
July 8, 2008
Austin, Texas

By:
Dr. William R. Usry
7509 Twilight Shadow Dr.
Austin, TX 78749
512-656-2744

I am writing this to say I oppose the proposed zoning changes to tract 12. I would request zoning consistent with one house per acre. If the proposed zoning were approved the traffic on Twilight Mesa would be excessive and become unsafe for the many children in the neighborhood.






Please feel free to contact me with any questions









Dr. William R. Usry

Oak Hill Combined Neighborhood Plan Final Survey






1. Please rate your level of support for the Oak Hill Combined Neighborhood Plan based on how the goals and recommendations in the final plan represent your concerns. A copy of the plan can be found at [HTTP://WWW.CI.AUSTIN.TX.US/ZONING/OAK_HILL.HTM](http://www.ci.austin.tx.us/zoning/oak_hill.htm).

		Response Percent	Response Count
Fully Supportive		24.8%	39
Generally Supportive		41.4%	65
Generally Unsupportive		21.0%	33
No Support		6.7%	9
Unfamiliar with the plan		7.0%	11
Additional comments			41
answered question			157
skipped question			6







2. Are you satisfied with the Oak Hill Combined Neighborhood Plan planning process?

		Response Percent	Response Count
Very happy/satisfied		16.9%	25
Satisfied		21.7%	34
Neutral		26.8%	42
Dissatisfied		13.4%	21
Very dissatisfied/unhappy		11.5%	18
Did not participate in the process		10.8%	17
Additional Comments			35
answered question			157
skipped question			6

3. How did you participate in the planning process? (Check all that apply.)

		Response Percent	Response Count
Survey(s)		81.7%	76
Correspondence with staff		26.5%	40
Planning Meetings		44.4%	67
Contact Team member		16.6%	25
I was not involved		33.1%	50
	answered question		151
	skipped question		12

4. How did you hear about neighborhood planning meetings? (Check all that apply.)

		Response Percent	Response Count
Postcards/letters		26.0%	36
E-mail		63.7%	93
City of Austin website		17.1%	25
Signs posted in the neighborhood		4.8%	7
Neighborhood association/ newsletter		38.4%	56
This is the first time I've heard about the plan		10.3%	15
	Other (please specify)		15
	answered question		146
	skipped question		17

5. Please write your suggestions on how to improve the neighborhood planning process below.

	Response Count
	58
answered question	58
skipped question	106

6. In the Oak Hill Planning Area I am a... (Check all that apply.)

	Response Percent	Response Count
Renter <input type="checkbox"/>	4.2%	6
Homeowner <input checked="" type="checkbox"/>	87.5%	126
Business Owner <input type="checkbox"/>	13.9%	20
Non-Resident Property Owner <input type="checkbox"/>	10.4%	15
Other (please specify)		15
answered question		144
skipped question		19

Ques. #1 - Add'l Comments













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	Comment Text	Response Date
 Find	1. Please preserve the rural residential zoning for the area between McCarty and William Cannon (Westview and Reynolds Road)	Mon, 6/30/08 6:28 PM
 Find	2. I so hope that you will preserve plenty of habitat for the birds and creatures. I see that you want that. It will be difficult to hold to your convictions in the face of developers and their greed for money.	Mon, 6/30/08 11:19 AM
 Find	3. Re: Transportation & Streets - If TXDOT gets final approval for toll road Hwy 290-Joe Tanner to Silvermine etc., Convict Hill Rd @ 290 - will be utilized even more for a quick, non-tolling cut through. It's already used as such without a toll rd. there must be traffic calming solutions to this street!	Mon, 6/30/08 11:10 AM
 Find	4. The area subject to the planning was and is not a "neighborhood", but several square miles of relatively new suburbs (which include the old community of Oak Hill) with a population of several thousands and certain areas outside Austin City Limits. IT'S TOO DAMN BIG!!!	Mon, 6/30/08 10:28 AM
 Find	5. I don't think there has been enough attention paid to the environmental impacts that will be caused by these planning and zoning decisions in the sensitive Barton Springs Zone. As really the first major plan done in such an environmentally sensitive area of Austin, I would like to see more attention paid to downstream effects to the Barton Springs Edwards Aquifer caused by increased density and the consequent increased demand for secondary services. To that end, I think the community needs to see a study done that would analyze various build-out scenarios of the plan and how this would affect water quality, Infrastructure, and specifically levels of impervious cover in the long-suffering Williamson Creek watershed. I don't think that it is analytically impossible to do this sort of study and it needs to be done if the City cares about environmental protection and water quality.	Fri, 6/27/08 9:15 AM
 Find	6. The plan description is so vague as to what will be built in each of the well defined ares mentioned that is rather useless.	Thu, 6/26/08 10:50 PM
 Find	7. My concern is safe pedestrian and bicycle paths. Blke paths next to the street is not generally safe. Also, 290 expansion should promote the natural beauty of the area and not look llike a concete jungle with noise and pollution!	Thu, 6/26/08 11:01 AM
 Find	8. What will be done concerning the clean-up of Williamson creek from 290 eastward?	Wed, 6/25/08 6:10 PM
 Find	9. The goals and vision are fine, but tha FLUM represents something entirely diffarent. Which matters?	Wed, 6/25/08 11:52 AM
 Find	10. I wish I had more free time to offer support	Tue, 6/24/08 8:46 PM
 Find	11. I still have issues with the city staff last minute changes. Hwy 290 is supposed to become a major transportation corridor and we can't do that with dense commercial development and too many curb cuts.	Tue, 6/24/08 4:31 PM
 Find	12. Oak Hill is already being over built.	Tua, 6/24/08 2:19 PM

 Find	13. I would be more supportive if the balance of the plan was tipped in favor of environmental concerns and away from development and commerce.	Tue, 6/24/08 1:51 PM
 Find	14. additional roads, better safety on roads such as 71. Completion of the Y @ oak hill express way, Additional schools built in the area.	Tue, 6/24/08 1:39 PM
 Find	15. The text of the plan supports some of the vision and goals developed during the planning process, but the FLUM reflects generally only massive commercial development and redevelopment and ignores most of the vision to retain the country character of Oak Hill. There is no mechanism in the plan text or the FLUM to preserve open spaces and the protection offered by the SOS ordinance in this regard is being stripped from this area. There is no provision in the plan to mitigate impervious cover allowances above that allowed under the SOS ordinance in the Oak Hill area for both water quality and neighborhood character purposes.	Wed, 6/4/08 1:25 PM
 Find	16. The principal defects in the OHNP are driven by underlying City policies that are harming the Oak Hill community. Until these City policies are addressed, the Oak Hill Plan will generate a great deal of frustration in the community.	Wed, 6/4/08 12:06 PM
 Find	17. there are no mechanisms to incentivize land owners to achieve the goals. the city has ignored the NPCT resolution concerning the "Town Center District". The City has upzoned midblock tracts and putting them on par with recognized hard corners with traffic lights which the market doesn't support.	Mon, 6/2/08 5:31 AM
 Find	18. I hoped the planning effort would give the community an opportunity to manage growth in an environmentally responsible way. It turns out the plan does not offer the tools necessary to accomplish that goal and city policies actually conflict with environmental policy objectives. The FLUM land use choices along major highways are counter to a MAJOR goal of the planning effort, which was to avoid the "183 effect" along 71 and 290. SOS impervious cover limits prevent clustering. CIP policies preclude funding projects that would "ensure the safety of persons and property" let alone improve mobility and connectivity or the quality of life generally, let alone provide open space, active recreation and natural areas for the community to enjoy. The community strongly supports mass transit yet our limited density now works against Cap Metro providing frequent timely service, which would take cars off the road and thereby avoid the need for huge road projects that only promote sprawl. The town center element of the plan was never addressed. Therefore the community gathering place issue was never addressed. We could not address the location of parks, open space or environmental issues in the planning process. Staff alone wrote Chapter 4 without community input or direction HOW we would want to change policies or practices that would serve the environment AND the community. To many elements important to the community were not addressed and therefore put off to the future. Clearly, the City's planning effort is not designed to address the needs of the community or plan for growth, just to do a process that fulfills the Charter mandate. We are no better off addressing congestion and community amenities now than we were before the planning effort. Staff rejected all our road improvement requests. The	Sat, 5/31/08 6:24 AM

	AMATP Env. Suitability Matrix "red lines" road construction in Oak Hill. It's disingenuous to ask the community to reduce the impact of growth on the area and then being denied the tools to accomplish City those goals and objectives in a PLANNING exercise.	
 Find	19. Gives no incentive for redevelopment that would put proper water quality measures in place or new commercial development to bring needed services to the area and take cars off the road. Treats air quality as a non-issue.	Thu, 5/29/08 3:22 PM
 Find	20. The plan seems to favor business interests over the interests of residents of the neighborhoods, and of the citizens of Austin. This is especially evident in the makeup of the Planning Contact Team, and in the fact that most of the changes seem to represent their interests, not the majority of residents.	Sun, 5/25/08 10:20 PM
 Find	21. Many of the goals are acceptable, however implementation of certain FLUM recommendations are more reflective of flawed existing City policies for Oak Hill than of the opinions of neighbors.	Fri, 5/23/08 4:14 PM
 Find	22. I have concerns about the future of FM 1826, as an increase of traffic along 1826 and the planned road expansions poses environmental, safety and noise risks. My preference would be to see the plan reworked to minimize its dependence on 1826.	Wed, 5/21/08 12:13 PM
 Find	23. That link does not work— it keeps saying error	Tue, 5/20/08 10:34 AM
 Find	24. The proposed town center will not work in its current form. FM 1826 cannot support the additional traffic in its current configuration. If it is widened, then there are noise, safety, and environmental issues to consider which are not detailed in the plan.	Mon, 5/19/08 3:09 PM
 Find	25. The idea of more sidewalks I like because I believe it would make the roads a little safer.	Fri, 5/16/08 9:37 AM
 Find	26. I strongly OPPOSE putting Baseball Fields in my neighborhood!	Fri, 5/16/08 9:00 AM
 Find	27. all people want quality of life - developers have been disproportionatley influencial, ignoring public opinion - land use must be restricted to preserve environment and resources	Fri, 5/16/08 8:31 AM
 Find	28. From what I understand reading the plan, it seems very in tune with my priorities.	Fri, 5/16/08 8:23 AM
 Find	29. I don't think Oak Hill should be developed to attract more new population. New population growth in Austin should go east and central, in the desired development zone.	Fri, 5/16/08 7:06 AM
 Find	30. I live on the far west part of the West Oakhill planning zone. I moved out here to avoid the clustering and small neighborhood and business feel that Austin is all about. High density is nothing I'm interested in. Nothing west of the "Y" should be zoned any smaller than SF-1 to keep the feel of the country and protect our water sources. Keep ALL business and high density (anything above SF-1) to the east of the "Y".	Fri, 5/16/08 6:34 AM
 Find	31. More public transporation. Better action plan for saving the green spaces that are left.	Fri, 5/16/08 5:56 AM

 Find	32. There's a lot of fancy language that essentially means building more roads and business which is not what the community needs.	Fri, 5/16/08 5:08 AM
 Find	33. Apparently Oak Hill is not part of the City of Austin. The area seems to yearn for its own way of doing things, much like Cedar Park. Possibly, the City should encourage incorporation of the area as the Village of Oak Hill. This is still possible.	Thu, 5/15/08 1:54 PM
 Find	34. community growth will change things, so be flexible.	Tue, 5/13/08 10:21 AM
 Find	35. I think that too much commercial development is planned. There are too many empty stores and offices in the existing centers and buildings to warrant building more. Condos are notorious for rapid turnover and little interaction with surrounding neighborhoods. We need buses to get us to existing shopping centers NOT build more shopping centers.	Mon, 5/12/08 3:14 PM
 Find	36. The final product of the Neighborhood Plan does not reflect the priorities expressed by the original gathering of stakeholders. These priorities are contained in the vision statement and strongly support increased green space and preservation of the unique character of Oak Hill. We do not see an increase of green space, and the uniqueness of Oak Hill is lost in the designation of highway frontage properties for mixed use and commercial development.	Mon, 5/12/08 3:05 PM
 Find	37. Mixing in Trees and pedestrian routes is nice.	Sun, 5/11/08 6:56 PM
 Find	38. you limit home owners and really a hand full of people make the plan for their benefit	Sat, 5/10/08 12:33 PM
 Find	39. I support most of what I can interpret from reading the plans. I don't know how much of it is enforceable; i.e., if someone builds an ugly building that doesn't comply, what can be done? And street, parking lot and road repair - will that be done? I am weary of seeing worn-out, low income shabby buildings that make me feel as though I live in the bad part of town.	Sat, 5/10/08 11:43 AM
 Find	40. I still remain concerned about the traffic on Beckett Rd. between Wm Cannon & Convict Hill Rd. Why don't I move? Because I've lived in this house for 18 years and truly believe that something someday will happen that will divert the traffic off of Beckett.	Fri, 5/9/08 6:56 PM
 Find	41. I live in Granada Hills and my house backs up to a lot that is planned to be zoned as mixed use residential. I understand the desire to diversify Oak Hill, however I do not think this lot should be zoned mixed use residential since it is wedged between home with large lots. This would greatly effect property values in the neighborhood if it was ever developed.	Thu, 5/1/08 4:39 PM

100 responses per page 

Ques. #2 -
Add Comments












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Comment Text	Response Date
 Find 1. i too hope that you will maintain that fine balance between progress and preservation of nature.	Mon, 6/30/08 11:19 AM
 Find 2. Re. Transportation - I absolutely disagree with extending Capitol Metro bus routes further into Legend Oaks ie....not to Breezy Pass & Convict Hill - there is already way too much traffic-cut through used @ higher than posted speeds. I disagree with 7.E.3b NO bus traffic on Convict Hill is needed. It's already a pass through street. I recommend "gentle" - wide width speed bumps on Convict Hill Rd - stretching from Hwy 290/Convict Hill to Convict and Escarpment (2-3 speed bumps). Convict Hill is used as a cut through residential street at speeds "far" in excess of the posted 30 mph! Also we see a volume of trucks/commercial vehicles using Convict Hill to cut through to Wm Cannon -vs. waiting at the long lights at Hwy 290/Eastbound Hwy 71 & Hwy 290 @ William Cannon (Eastbound).	Mon, 6/30/08 11:10 AM
 Find 3. You can't have a "final Plan" & "FLUM" without specific certainty as to the state highway & road location for the "area" of the plan.	Mon, 6/30/08 10:28 AM
 Find 4. see comments above	Fri, 6/27/08 9:15 AM
 Find 5. 86% of Oak Hill residents surveyed in the 2006 City of Austin Neighborhood Planning Survey voted to have Oak Hill remain semi-rural. This is obviously not the plan as evidenced by the many developments popping up all over such as "West Park"!	Thu, 6/26/08 10:50 PM
 Find 6. Based on reliable sources I have heard that it is not a good process	Wed, 6/25/08 7:45 PM
 Find 7. The process was long and difficult, but it failed to fulfill its mission of representing and involving the entire community of Oak Hill. This is partly because of the composition of the NPCT, in which large property owners have disproportionate representation.	Wed, 6/25/08 11:52 AM
 Find 8. planning seemed to be left to volunteers - planning contact team, w/o input from oak hill residents	Wed, 6/25/08 10:07 AM
 Find 9. I watch and I listen, but usually at off-hours such as now - 22:45 hours	Tue, 6/24/08 8:46 PM
 Find 10. City Staff only approved those ideas/votes that they agreed to even if they were the minority opinion. City Staff overruled ideas and wishes of the community to ensure its ideas were perceived as true and majority. The process was a sham and was only done to validate City control and process. I am truly dissappointed in the process and outcome. Process, procedures and future outcomes were not fully explained at the beginning of the process and it was not until the end of the process that stake holders understood that staff did not have the best interest of Oak Hill but only the interest of Austin.	Tue, 6/24/08 7:08 PM
 Find 11. A LOT of work went into that project. I commend the long list of Austin city staff members who were so patient and explained everything, as often as they could. We had some truly ignorant stakeholders and the usual assortment of Real Estate Investors and speculators, who visited a lot. But,	Tue, 6/24/08 4:31 PM

the real character of Oak Hill, our Hill Country "look and feel" was carefully articulated in the early meetings. The final draft just got rushed, I think. It was 95% uncontested, but that 5% that remained, still needs refinement and more thoughtful consideration. We were not done, so it's a shame to get rushed.



12. Not familiar enough to make informed judgement

Tue, 6/24/08 2:13 PM



13. It remains to be seen if you will honor these goals with Promise Land West comes into the picture asking for a mega church with a outdoor rock concert venue.

Tue, 6/24/08 1:54 PM



14. I have been working out of town for the last 18 months and participated only on-line. However, I question the value of any planning process when the TXDOT and developers do whatever they want to regardless of the neighborhood planning.

Tue, 6/24/08 1:51 PM



15. began with heavy citizen participation, but slowly overrun with development interests

Tue, 6/24/08 1:30 PM



16. The beginning of the process was solid, with in put from hundreds of stakeholders and progress towards unified goals and visions. When the process neared completion, the "informal" NPCT was formed and this group began a tortured saga of trying to force more dense commercial development into the plan that other stakeholders thought was long ago finished. The main focus of this "informal" NPCT was to develop Oak Hill with as little regard as possible to the constraints of the SOS ordinance and the majority of the group held views in opposition to the views the city staff held regarding the wishes of the majority of the stakeholders who had gone through the neighborhood planning process. Staff went through multiple meetings with this "informal" NPCT regarding text of the plan, resulting generally in language inserted into the plan more favorable to increased development than the original language the staff had proposed. The most binding part of the plan, the FLUM, was never discussed with this informal NPCT because there was a deadline for the informal NPCT to submit its recommendations to the staff. The FLUM remains a contentious issue and persons affiliated with development interests continue to push to get a FLUM adopted that will in no way preserve the character of Oak Hill, but will basically convert the area to a satellite urban core with strip development along all roadways. My strongest objection is to the process that has continued after the formal neighborhood planning meetings ended, allowing a small, vocal, group of people to continue to push the plan in the direction the majority of stakeholders likely would not support.

Wed, 6/4/08 1:25 PM



17. This was perhaps the first suburban planning effort. This is where the growth is occurring. The community was never given an opportunity to work together, internally with ourselves or with staff to address the issues that were important to us. This was not a creative process or a collaborative process. Oak Hill is certainly unique with our environmental challenges and high growth rate. There are many environmentally responsible people in Oak Hill. Staff ignored the opportunity to work with that community choosing to interpret what little community input was gathered at meeting to serve policy objectives of City administrators and staff. This was not a PLANNING

Sat, 5/31/08 6:24 AM

effort. This was not an educational effort. This was an effort to discover where the community would go along with the city's land use objectives flavored by counter productive environmental policies.



18. Insufficiently resourced by the city for such a large and contentious area of Austin. Thu, 5/29/08 3:22 PM



19. I felt that some City Staff attempted to convey that the biggest and overriding concern in the Oak Hill area was water quality. I am very concerned about water quality, but I do not believe that we are achieving that goal, by restricting, obstructing, and prohibiting businesses, and employment centers. All this is doing is forcing people to drive further, and idle longer, over the aquifer. Tue, 5/27/08 7:13 AM



20. Residents seem to have very little input into the process. I say this b/c the process was taken out of public hands and put into a subset of volunteers who had no obligation to represent Oak Hill citizens, or to report their discussions and recommendations to the rest of Oak Hill. Most of these people were business owners. How is that a good idea? Secondly, the initial main response I had to the plan was that most of the undeveloped land was left ambiguously categorized, b/c the city couldn't come up with specific definitions for these land uses. Nothing's really changed about that in the final plan. There is nothing but a theoretical commitment to maintaining open space and mixed use development without any teeth. Witness the West Park PUD which is planning a much more dense, less open space plan than they used to have based upon the FLUM designations. Basically everything residents wanted for the whole NW corner of 290 and 71 is being condensed into the West Park PUD area. That's really bad planning. The last evidence is that residents were adamant from the first NP meetings that they wanted development NOT to be like the big box nightmare in Sunset Valley. But that's exactly what the existing FLUM allows (again, look at the West Park PUD plan, and imagine that development all the way around the corner to the old Albertson's). Your plan encourages both sides of 290 and 71 to be developed as large retail all the way to the extent of your zoning authority. Put in a big freeway, like TXDOT is hellbent to do, and Oak Hill will look just like Dallas. Which residents wanted that in the Neighborhood Plan? Sun, 5/25/08 10:20 PM



21. I think staff has done a good job managing stake holders in the contact team, and conducting meetings in a productive and efficient manner. I think the process itself has some flaws. I would like to see City Council link these plans to the budget a lot more formally, and would like to see more commitment from the City to read and follow the plan guidelines in all other departments. Sat, 5/24/08 12:58 PM















22. It would have been nice to get to the "nuts and bolts" of the plan sooner. It seemed like the first few months' meetings were more general rather than talking about specific neighborhood issues. I also think the FLUM and zoning meetings should have been more interactive between staff and the stakeholders rather than just making comments on maps. Thu, 5/22/08 7:50 PM



23. I don't think the NPCT's are fair representations of local landowners. They are comprised of way too many developers who are making sure that Wed, 5/21/08 4:03 PM

they're getting just what they want. And in Oak Hill so much time has been spent creating by-laws that will exclude those who do not make every meeting. There are those on the voting member panel (not all of them) but a significant amount of them that are trying to shut the door on others whose opinions don't agree with theirs. Why does the city think so many people who don't even own land in an area, or live in an area should have so much power? It is very frustrating and painful.

 Find	24. The meeting on May 21 is the first public meeting I have been made aware of and will attend. I am concerned that public input will not be included adequately, but I will see how things go at this meeting before expressing a strong opinion.	Mon, 5/19/08 3:09 PM
 Find	25. I wish more people who live in Oak Hill would have gotten involved.	Sun, 5/18/08 3:16 PM
 Find	26. after all the effort put in by residents and city employees for meetings - her comes the FLUM that seems to have been predetermined	Fri, 5/16/08 8:31 AM
 Find	27. from what I can read, it seems people have given time and energy to preserving natural resources and making the neighborhoods safer for walking, biking and driving; connecting within and outside of the Oak Hill area.	Fri, 5/16/08 8:23 AM
 Find	28. I think that the formation of the NPCT out of the stakeholder group was not timed correctly. It should have been earlier, or later, in the process. The NPCT group needs training on what their functions actually are. Apparently, the NPCT group became autonomous and rejected many of the City Planning Department's ideas. Oak Hill is in reality, the size of a small city, like Cedar Park, and should be treated as a small city.	Thu, 5/15/08 1:54 PM
 Find	29. Staff was not equipped to handle the management of large groups of stakeholders and prematurely shifted to a contact team that was not representative of the larger assembly of stakeholders. Outside facilitators should have been contracted at the beginning to progress in democratic fashion from a large assembly to a smaller committee. Not brought in at the end to close down discussion.	Mon, 5/12/08 3:05 PM
 Find	30. lots of chances to provide input, but I am not clear what is actually happening. Things seem to be going very slowly.	Sun, 5/11/08 6:56 PM
 Find	31. In the specific area I live Staff and the contact team cannot agree. The view of Staff is supported by other Engineering and professional views based on other development in Austin. The views of the contact team continue to be included in a parallel fashion so I am personally confused as to what is being recommended.	Sat, 5/10/08 10:03 PM
 Find	32. I feel that the bylaws are unfair and were devised to limit comment and participation to a few people who wish to run oak hill as they see fit	Fri, 5/9/08 9:30 PM
 Find	33. I believe that this planning team has gone above and beyond what is expected of them.	Fri, 5/9/08 6:56 PM
 Find	34. Needed more training; more explanations, more meetings, and more time to understand material.	Wed, 4/30/08 4:54 PM
 Find	35. There is no park for children in the area.	Wed, 4/30/08 11:44 AM

50 responses per page



Ques. # 4 - addi
Comments
















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Comment Text		Response Date
 Find	1. Received in mail	Mon, 6/30/08 11:19 AM
 Find	2. Notices	Mon, 6/30/08 10:32 AM
 Find	3. I don't remember	Thu, 6/26/08 10:54 PM
 Find	4. neighbors	Wed, 6/25/08 6:11 PM
 Find	5. OHAN, and OHPBA	Wed, 6/25/08 7:27 AM
 Find	6. OHAN	Tue, 6/24/08 4:35 PM
 Find	7. Oak Hill Gazette	Tue, 6/24/08 1:58 PM
 Find	8. By serendipity when I called the City for other zoning matter.	Thu, 5/29/08 12:50 PM
 Find	9. Oak Hill Gazette	Thu, 5/22/08 1:11 AM
 Find	10. Oak Hill Gazette (local newspaper)	Sun, 5/18/08 7:34 AM
 Find	11. OHAN	Fri, 5/16/08 12:36 PM
 Find	12. Teacher	Fri, 5/16/08 9:38 AM
 Find	13. email from brother-in-law today for this. Previously I've participated in the larger planning online surveys mentioned in the plan.	Fri, 5/16/08 8:25 AM
 Find	14. I followed it mostly thru the Fix290 email list. It has been a great connector for me with the City process and I have offered thoughts to the leaders of the group who have participated in the planning process.	Thu, 5/15/08 8:01 PM
 Find	15. tried to get email but never did	Sat, 5/10/08 12:34 PM

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Ques. # 5 -
Add'l Comments



















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Comment Text	Response Date
 Find 1. keep your planning inside the city limits	Mon, 6/30/08 7:37 PM
 Find 2. 1) Work in a definite & limited "neighborhood" - whether residential or commercial in nature, 2) The planning authority should NOT try to impose social concepts - "New Urbanism" - "TODs" - "VMUs" - on an established neighborhood, 3) Only a "town" needs a "town center" - not a residential neighborhood.	Mon, 6/30/08 10:32 AM
 Find 3. Keep Oak Hill residents informed	Fri, 6/27/08 2:44 PM
 Find 4. Do a comprehensive study of the plan's impacts to water quality, infrastructure, and future growth levels.	Fri, 6/27/08 9:18 AM
 Find 5. Residents should be notified via e-mail of well defined plans available for viewing online. We should have a city representative that is polite to us and will look out for our interests as we have defined them, in dealings with the city.	Thu, 6/26/08 10:54 PM
 Find 6. All citizens and business owners that live in the area or own a business in the area should be notified of the proposed plans before meetings begin.	Wed, 6/25/08 8:02 PM
 Find 7. Mailings should have gone out through the whole process informing citizens/residents of the process	Wed, 6/25/08 7:46 PM
 Find 8. no real recommendations at this time	Wed, 6/25/08 5:28 PM
 Find 9. Notification	Wed, 6/25/08 5:12 PM
 Find 10. The City needs to see the importance of facilitators trained in democratic process throughout the planning.	Wed, 6/25/08 11:54 AM
 Find 11. I appreciate all the hard work of our neighborhood planners and cannot imagine any improvement.	Wed, 6/25/08 10:09 AM
 Find 12. have elections or panel to appoint contact members, require public notice of meetings, term limits, etc goals are good, but not reflected in plan	Wed, 6/25/08 10:08 AM
 Find 13. The FLUM appears to be disconnected from the Neighborhood Plan	Wed, 6/25/08 7:27 AM
 Find 14. Sadly, I am ineffective here	Tue, 6/24/08 8:46 PM
 Find 15. Aleviate traffic jam at the YI	Tue, 6/24/08 8:17 PM
 Find 16. Apartments have started to pop up everywhere. Save those for downtown and not here.	Tue, 6/24/08 6:40 PM
 Find 17. 1. Allow a greater amount of time in the development and review of the FLUM. 2. Narrow non-conforming land use.	Tue, 6/24/08 4:56 PM
 Find 18. I think you can spend a lot less time in the "Blue Sky" phase. Most of us understand that process well and had already provided 90% of the input. That part of the planning was so tedious, and yes, it was boring. I think that in most parts of Austin, you can pull out another plan and work from it as a template, to do better. I do understand that Oak Hill was a unique place, in	Tue, 6/24/08 4:35 PM

particular, because of the environmental concerns. Thank goodness that Lee Leffingwell produced his SOS amendment ordinance - we really needed that kind of second phase to address all that was ignored and otherwise, never economically developable. Now we have a framework that is affordable and still protects the water.

- | | | |
|--|---|-----------------------|
|  Find | 19. Like web based communication and surveys. This way I can participate at a time convenient to my schedule. | Tue, 6/24/08 2:14 PM |
|  Find | 20. The process was OK. | Tue, 6/24/08 1:57 PM |
|  Find | 21. You have done very good work. Now, let's execute it properly. | Tue, 6/24/08 1:54 PM |
|  Find | 22. An almost impossible task with this many people and Interest groups, but try to keep communication and facts open to all, primarily by e-mail. | Tue, 6/24/08 1:44 PM |
|  Find | 23. Do not form a NPCT until the plan is adopted. In neighborhoods in water quality protection areas, require that the NPCT have at least one representative from a community whose water is recharged or collected in the neighborhood or from groups invested in the quality of water recharged or collected in that neighborhood. Oak Hill Neighborhood Plan bylaws allow only persons who are residents, non-owner residents, property owners, and business owners to participate in decisions regarding the neighborhood plan. No one represents the community whose water is recharged or collected on Oak Hill unless a resident of Oak Hill chooses to represent this community. The community whose water quality is affected by the development of Oak Hill is as much a stakeholder as persons living in and doing business in Oak Hill. | Wed, 6/4/08 1:41 PM |
|  Find | 24. We were late to fully appreciate that the Oak Hill Plan is a staff document based on existing City policies tempered somewhat by comments made at early public meetings. At the early meetings participants were asked what they wanted but there was little emphasis, if any, on prioritizing the "wishes" expressed. It appears that that priorities were set by staff applying City policies. Future plans should have more emphasis on "prioritizing" wishes. | Wed, 6/4/08 12:25 PM |
|  Find | 25. Scrap the FLUM concept. Adopt form based codes that are visual. People relate to "the street" and the relationship of buildings to "the street" Visual images are intuitive and worth thousands of words - in an instant. | Sat, 5/31/08 6:29 AM |
|  Find | 26. Pay more attention to what is going to get people out of their cars. Abandon the Austin Tomorrow Plan. It and the Smart Growth initiative have been ineffective at slowing growth in Southwest Austin. Instead, encourage redevelopment and clustered new commercial development that put water quality controls in place. | Thu, 5/29/08 3:44 PM |
|  Find | 27. There should be a safeguard provision to prevent the Contact Team/Steering Committee from becoming a stage for certain group of people with special self-interest (example-developers, land owners). The membership and functions of NPCT should be better defined. It might require changes/revisions of certain ordinances. | Thu, 5/29/08 12:50 PM |
|  Find | 28. I am very sympathetic to the city staff. You try to get the word out, and people are still only waking up to the plan in the final hours. Educating the interested parties is challenging at best, and educating those that are really | Tue, 5/27/08 7:24 AM |

	not interested in other points of view is even harder. At some meetings discussions outside of the agenda were allowed to continue beyond necessary in my opinion. Roberts Rules might have kept meetings on track.	
 Find	29. Actually involve residents in a meaningful way so that their input results in changes to zoning, rather than just acting like you're taking citizen input to mollify residents while you zone the way you intended to in the first place.	Sun, 5/25/08 10:22 PM
 Find	30. Don't focus on only land use and design standards. The process needs to drive infrastructure improvement and City budgets. The process needs to enable citizens to address area problems, which often require significant funding.	Sat, 5/24/08 1:00 PM
 Find	31. Staff's efforts are appreciated, but for certain portions of the FLUM it seems community input was "lost in translation."	Fri, 5/23/08 4:16 PM
 Find	32. Try to make first few meeting more interesting and engaging to encourage people to come to future meetings. I think some people lost interest in the beginning and weren't around when important issues were discussed later.	Thu, 5/22/08 7:52 PM
 Find	33. I think less power should be given to developers. They should hold a secondary position to resident landowners.	Wed, 5/21/08 4:06 PM
 Find	34. neighborhood goals and wishes are always overlain by the prime agenda of the city of Austin and as long as we can only respond within that agenda framework, the plan will not represent the area as its prime goal.	Mon, 5/19/08 3:55 PM
 Find	35. I think a good job was done too bad more people did not take the opportunity to participate.	Sun, 5/18/08 3:18 PM
 Find	36. It seems generally to be a healthy process.	Sun, 5/18/08 11:35 AM
 Find	37. Send letters to every address in the planning area at the beginning of the planning process. The letters should explain the process and how individuals can participate.	Sun, 5/18/08 7:34 AM
 Find	38. The staff did a very good job	Fri, 5/16/08 9:58 AM
 Find	39. It should be planned so that no homeowners in the area are presented with situations that effect their quality of life - such as Lights and Noise from Baseball Fields	Fri, 5/16/08 9:02 AM
 Find	40. it is not rocket science to understand that our well being is tied to environment - yet developers money supercedes good stewardship	Fri, 5/16/08 8:46 AM
 Find	41. To create neighborhoods' awareness to unite and address goals and projects within Oak Hill that could provide connectivity between residents and businesses.	Fri, 5/16/08 6:54 AM
 Find	42. Oak Hills is sitting on Edwards Aquifer and is already a burden on the water system. Do not try to mess with it any more than you already have.	Fri, 5/16/08 5:09 AM
 Find	43. I wish that I could have participated, but with work and raising kids it just was not in the cards for me at this time. When I read about the direction that the vision was headed, I was in agreement with the picture and was relieved and did not feel the need to object to the plan. I would love to have the ability to walk and bike out here. There are so many times when i would walk or bike for errands if I could get out of my neighborhood without	Thu, 5/15/08 8:01 PM

having to go on hwy 290 or other busy roads. Separate bike and hiking paths could really go a long way to improving the community spirit of Oak Hill and the surrounding areas uniting the neighborhoods with the commercial areas, the parks and ACC campus and the libraries and the schools, you get the drift! I hope that the plan goes forward.



44. More interactive vs. Dictative,,,I.E. "this is what we pain to do"

Thu, 5/15/08 5:31 PM



45. The Oak Hill Planning Area was too large. Too many diverse view points. The City must have more commitment than only a Neighborhood Plan, it must bring with it the ability to plant a TOD or fund trails, or something. Simply making the plan is not enough. Maybe the NPCT should be giving a budget of say, \$50K that they can spend to immediately effect change. This would make the planning process much more concrete. Also, there should be regional locations where the NPCT people or the Stakeholders could go to for meetings, for information, to meet with City, County, CTRMA, Cap Metro, etc, people. These would be City Satellite Offices, maybe one in each quadrant of the city, where meetings could be effectively held. Some City employees could office there, reducing their drive time to work.

Thu, 5/15/08 1:59 PM



46. I don't know for sure but it was torture at times!! Maureen kept things flowing for us when we were stagnant. Pet projects slowed the process down and there was an ample amount of mistrust with some of the contact team members. Probably due to situations that I am not aware of through OHAN or OHPBA.

Thu, 5/15/08 1:58 PM



47. more communication about the plan, i didn't even know it existed.

Tue, 5/13/08 6:43 PM



48. continue timely meetings.

Tue, 5/13/08 10:23 AM



49. Start with rules for formation of democratic assembly along the lines stated in manuals on parliamentary procedure. (Roberts Rules of Order were written for this purpose.) Make the Contact Team responsible to the assembly of stakeholders.

Mon, 5/12/08 3:08 PM



50. Plan by leadership, and then follow through. Good planning is destroyed when the needs or wants of individuals is considered above the whole.

Mon, 5/12/08 7:58 AM



51. Project timelines would be nice.

Sun, 5/11/08 6:57 PM



52. Prepare a calendar for the process Prepare a template of By-Laws, including definition of the Contact Team and it's authority at the begining of the process, not as it unfolds. Prepare a checklist to aid Contact Teams in keeping on track, on time, and not omitting crucial reviews - such as the FLUM

Sat, 5/10/08 3:47 PM



53. i know too late but the whole things is terrible

Sat, 5/10/08 12:34 PM







54. give us a synopsis in easy to read format so I don't have to read hundreds of pages of legalese with abbreviations that I don't know what they stand for.

Sat, 5/10/08 11:44 AM



55. I think that the current plan should be thrown out as they are tainted by the following: 1. David Richardson's involvement w/ buffalo equities and their plan to develop oak hill. 2. Bylaws that were devised to limit community and

Fri, 5/9/08 9:33 PM

consolidate power with a few voting members.		
 Find	56. If I wasn't disabled, I would have been very active at the meetings. i appreciate getting the information via email and feel very much involved.	Fri, 5/9/08 7:00 PM
 Find	57. Provide more training throughout the process.	Wed, 4/30/08 4:55 PM
 Find	58. Create more parks and playgrounds for children to develop a sense of family oriented awareness in the community.	Wed, 4/30/08 11:46 AM
		100 responses per page 

Ques. #6 -
add' Comments
















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	Comment Text	Response Date
 Find	1. Outside city limits & planning jurisdiction.	Mon, 6/30/08 10:32 AM
 Find	2. Concerned Austin citizen	Fri, 6/27/08 9:18 AM
 Find	3. potential business owner	Thu, 6/26/08 11:01 AM
 Find	4. Commercial Realtor representing a property owner	Wed, 6/25/08 8:02 PM
 Find	5. Staff at Austin Community College	Wed, 6/25/08 8:12 AM
 Find	6. Investment property owner also	Tue, 6/24/08 6:55 PM
 Find	7. involved in Oak Hill education, businesses, transportation as advocate for OH.	Tue, 6/24/08 6:48 PM
 Find	8. elected representative	Tue, 6/24/08 4:56 PM
 Find	9. Soon to be property owner. Due to lack of employment south Austin, moving to north Austin.	Tue, 5/27/08 7:24 AM
 Find	10. employee	Thu, 5/22/08 7:52 PM
 Find	11. consultant	Fri, 5/16/08 10:09 AM
 Find	12. Resident	Fri, 5/16/08 9:38 AM
 Find	13. HOA board member	Fri, 5/16/08 8:46 AM
 Find	14. I am self employed and work out of my home.	Thu, 5/15/08 8:01 PM
 Find	15. Mother lives in Western Oaks also. I live in another house she bought in 1990.	Fri, 5/9/08 7:00 PM
25 responses per page 